

The Preserve at Laurel Lake

Amenity Rules and Regulations

Residents and homeowners are responsible for themselves and the actions of their guests while on the property and while using Community amenities. Violation of any of these rules may result in fines, legal action, and/or loss of access to the amenities for the resident/homeowners

Availability/Usage – ALL common areas and amenities are open for use from 9am to 10pm

Guests – Guests are limited to 6 persons per credentialed resident/homeowner. Any/all guests not accompanied by a resident/homeowner will be asked to leave immediately. They may be subject to towing and/or trespassing.

Towing – Vehicles parked in common areas are subject to towing. Residents/owners will be issued vehicle parking tags. ANY vehicle without the appropriate parking tag will be towed at the owners' expense.

Cameras – Common areas are under video surveillance, persons trespassing, destroying property, or breaking the law are subject to legal action/arrest.

Residential use – ALL amenities are for residential use only.

Gates – ALL gates are to be closed at all times. Do not prop open or disable.

Clubhouse and Pool area

- Key cards/fobs MUST be used for entry. Any entry without those credentials is considered trespassing
- No pets are allowed in the pool area. No glass is allowed in the pool area
- Garbage/trash needs to be cleaned before exiting the pool area
- Maximum of 3 hour per visit unless reservations are made
- No running, pushing, horseplay is permitted

Basketball courts

- Key cards/fobs MUST be used for entry. Any entry without those credentials is considered trespassing
- No dunking/hanging on the rims
- Garbage/trash needs to be cleaned before exiting the courts
- Maximum of 1 hour per visit

Tennis courts

- Key cards/fobs MUST be used for entry. Any entry without those credentials is considered trespassing
- Garbage/trash needs to be cleaned before exiting the courts
- Maximum of 1 hour per visit

Pond areas – the pond areas are not designed for swimming, fishing or catching of any wildlife. They are for storm basin drainage and scenic purposes only.

ATV/golf carts – only street legal vehicles may be operated in the neighborhood. No off-road vehicles are permitted in common areas. Failure to comply will lead to legal action and costs to repair/replace damaged property.

Fines/Penalties – Per Florida Statute 720.305; the HOA can impose fines and take action against homeowners who violate community rules. These include, but are not limited to; fines, suspension of use of community amenities, property liens, or legal action. All expenses will be incurred by the resident/homeowner.